

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 Introduction	1.0-1
1.1 Required Findings.....	1.0-5
1.2 Organization of the SCEA.....	1.0-5
2.0 Project Description	2.0-1
2.1 Project Description Summary.....	2.0-1
2.2 Project Location	2.0-2
2.3 Existing Site Conditions	2.0-7
2.4 General Plan Land Use and Zoning Designations.....	2.0-7
2.5 Surrounding Land Uses	2.0-7
2.6 Project Characteristics	2.0-8
2.7 Approval Actions.....	2.0-24
2.8 Related Projects	2.0-25
3.0 SCEA Criteria	3.0-1
3.1 Regulatory Background/Senate Bill 375.....	3.0-1
3.2 Transit Priority Project Criteria	3.0-1
3.3 Incorporation of Applicable Mitigation from Prior EIRS	3.0-19
4.0 Initial Study and Environmental Analysis	4.0-1
4.1 Aesthetics	4.0-3
4.2 Agriculture and Forestry Resources	4.0-9
4.3 Air Quality	4.0-13
4.4 Biological Resources	4.0-33
4.5 Cultural Resources	4.0-41
4.6 Energy	4.0-49
4.7 Geology and Soils.....	4.0-61
4.8 Greenhouse Gas Emissions	4.0-73
4.9 Hazards and Hazardous Materials	4.0-91
4.10 Hydrology and Water Quality	4.0-101
4.11 Land Use and Planning.....	4.0-113
4.12 Mineral Resources	4.0-137
4.13 Noise	4.0-139
4.14 Population and Housing	4.0-161
4.15 Public Services	4.0-165
4.16 Recreation	4.0-179
4.17 Transportation.....	4.0-183
4.18 Tribal Cultural Resources.....	4.0-195
4.19 Utilities and Service Systems.....	4.0-201
4.20 Wildfire.....	4.0-225
4.21 Mandatory Findings of Significance	4.0-229

List of Figures

<u>Figure</u>		<u>Page</u>
Figure 2-1	Regional and Local Vicinity Map	2.0-4
Figure 2-2	Project Location, Existing Conditions	2.0-5
Figure 2-3	Existing Public Transit Routes.....	2.0-6
Figure 2-4	Overall Site Plan	2.0-13
Figure 2-5	Eldercare Facility—North Elevation.....	2.0-14
Figure 2-6	Eldercare Facility—West Elevation	2.0-15
Figure 2-7	Eldercare Facility – South Elevation.....	2.0-16
Figure 2-8	Eldercare Facility – East Elevation.....	2.0-17
Figure 2-9	Childcare Facility – North and East Elevations.....	2.0-18
Figure 2-10	Childcare Facility – South and West Elevations	2.0-19
Figure 2-11	Phase I Staging	2.0-27
Figure 2-12	Phase II Staging	2.0-28
Figure 2-13	Related Projects	2.0-29
Figure 3-1	SCAG General Plan Land Use Types	3.0-5
Figure 3-2	2016-2040 RTP/SCS Forecasted Regional Development Types by Land Development Categories (2012)	3.0-6
Figure 3-3	2016-2040 RTP/SCS Forecasted Regional Development Types by Land Development Categories (2040)	3.0-7
Figure 3-4	2020-2045 RTP/SCS Forecasted Regional Development Pattern.....	3.0-8
Figure 3-5	2020-2045 RTP/SCS Transit Priority Areas.....	3.0-9
Figure 3-6	2020-2045 RTP/SCS High Quality Transit Areas	3.0-10
Figure 3-7	2020-2045 RTP/SCS Livable Corridors.....	3.0-11

List of Tables

Table	Page
Table 2-1 Surrounding Land Uses	2.0-8
Table 2-2 Proposed Development Summary	2.0-9
Table 2-3 Eldercare Facility Open Space	2.0-22
Table 3-1 Consistency Analysis with the RTP/SCS.....	3.0-12
Table 3-2 Project Consistency with SCAG 2016-2040 RTP/SCS Mitigation Measures	3.0-20
Table 4-1 Federal and State Ambient Air Quality Standards	4.0-14
Table 4-2 Ambient Air Quality	4.0-18
Table 4-3 Project Consistency with Applicable Sustainable City Plan Measures.....	4.0-24
Table 4-4 Estimated Maximum Construction Emissions	4.0-27
Table 4-5 Operational Emissions.....	4.0-28
Table 4-6 Proposed Project Construction Energy Usage.....	4.0-51
Table 4-7 Proposed Electricity Demand	4.0-52
Table 4-8 Proposed Natural Gas Demand.....	4.0-52
Table 4-9 Estimated Project Annual Transportation Energy Consumption	4.0-52
Table 4-10 Consistency with Climate Change Scoping Plans.....	4.0-77
Table 4-11 Project Consistency with Applicable Sustainable City pLAn/Green New Deal Measures.....	4.0-83
Table 4-12 Estimated Construction Emissions of Greenhouse Gases	4.0-86
Table 4-13 Estimated Operational Emissions of Greenhouse Gases.....	4.0-86
Table 4-14 Combined Annual Emissions of Greenhouse Gases.....	4.0-87
Table 4-15 Consistency Analysis with the 2016-2040 RTP/SCS.....	4.0-115
Table 4-16 Consistency with General Plan Policies	4.0-126
Table 4-17 Consistency with Westwood Community Plan Policies	4.0-130
Table 4-18 Consistency with Wilshire-Westwood Scenic Corridor Specific Plan Policies and Standards	4.0-132
Table 4-19 FTA Construction Vibration Damage Criteria.....	4.0-140
Table 4-20 Increases in Ambient Noise Levels During Construction Phase I (Unmitigated).....	4.0-142
Table 4-21 Increases in Ambient Noise Levels During Construction Phase II (Unmitigated).....	4.0-143
Table 4-22 Increases in Ambient Noise Levels During Construction Phase I (with Mitigation	4.0-147
Table 4-23 Increases in Ambient Noise Levels During Construction Phase II (with Mitigation).....	4.0-147
Table 4-24 Estimated HVAC Operational Noise Levels	4.0-149
Table 4-25 Noise Impacts from Parking Garage-Related Activities at Nearest Receivers ..	4.0-150
Table 4-26 Existing plus Project Roadway Noise Impacts	4.0-153

Table 4-27 Cumulative plus Project Roadway Noise Impacts	4.0-154
Table 4-28 Construction Vibration Levels	4.0-158
Table 4-29 Proposed Electricity Demand.....	4.0-207
Table 4-30 Historical Water Demand for LADWP's Service Area.....	4.0-211
Table 4-31 Multiple Dry Years Water Supply and Demand	4.0-212
Table 4-32 Existing and Proposed Water Demand	4.0-213
Table 4-33 Existing and Proposed Wastewater Generation.....	4.0-217
Table 4-34 Estimated Project Demolition and Construction Waste Generation.....	4.0-219
Table 4-35 Estimated Solid Waste Generation	4.0-220
Table 4-36 Solid Waste Disposal Facilities	4.0-221

Appendices

- Appendix A Entitlement Set
- Appendix B Tree Report
- Appendix C Scenic Corridor Shading Study
- Appendix D Air Quality and Greenhouse Gas Study
- Appendix E Cultural Resources Report
- Appendix F Geotechnical Investigation
- Appendix G Phase I Environmental Site Assessment
- Appendix H Water Resources Technical Report
- Appendix I Utilities Technical Memorandum
- Appendix J Noise and Vibration Technical Report
- Appendix K Transportation Reports
- Appendix K.1 Transportation Impact Study
- Appendix K.2 Construction Traffic Analysis Memo
- Appendix K.3 VMT Analysis
- Appendix K.4 VMT Assessment Letter
- Appendix L Public Services Letters and Responses
- Appendix M Tribal Cultural Resources Report
- Appendix N Transit Headways Analysis